

HEWLETT-PACKARD/MAYFIELD MALL
CITY OF MOUNTAIN VIEW
PARKS & OPEN SPACE POLICIES AND REQUIREMENTS

September 20, 2004

BACKGROUND

Existing City Resources

Mountain View's parks and other open space resources are among its most visible public facilities. They provide areas for active recreation, community interaction, and simple relaxation. The City has over 1,000 acres of parkland divided among mini-parks (up to 3 acres), neighborhood parks (3 to 15 acres), community parks (15 to 50 acres), regional parks and open space (over 50 acres), plus various open spaces at school facilities that are used by local residents. Attachment 1 summarizes the existing City parks and open space.

The table in Attachment 1 shows that the City has a total of 1,031.88 acres of parks and open space. Based on a U.S. Census 2000 city population of 70,708 persons and excluding regional open space, the overall citywide allotment of parks and open space is 3.73 acres per 1,000 residents. When regional open space is factored in, the allotment increases to 14.59 acres per resident¹. The City's Parks and Open Space Plan 2001 has a goal of 3.00 acres for every 1,000 residents. The neighborhood in which the HP/Mayfield Mall site is located has Thaddeus Park (a 0.68-acre mini park) at West Middlefield Road and Independence Avenue and Monta Loma Elementary School, which currently services as a neighborhood park. The closest community park is the 27.30-acre Rengstorff Park at Central Expressway and Rengstorff Avenue.

City Household Characteristics

In 1990, the population of 67,460 persons lived in about 29,990 households (2.25 persons per household). In 2000, the Mountain View population of 70,708 lived in about 31,242 households (2.26 persons per household). The number of persons per household for the City as a whole has remained relatively stable over the past decade.

Residential development at the 27-acre Mayfield Mall site will increase the City's population according to the number of units that are built. For the purposes of this report, we will assume a range of 200, 400, 600 and 800 households at the Mayfield Mall site. Using the City average of 2.26 persons per household, there may be a total of 450 to 1,800 persons living at the HP/Mayfield Mall site (using the range of 200 to 800 units built at the site). We will also assume that of this range of households: (1) 166 to 666 units will be located within the Mountain View city boundaries (83.3% of the site is within this City) with a projected ± 375 to $\pm 1,500$ persons, and (2) 34 to 134 units will be located within the Palo Alto city boundaries (16.7% of the site is within that City) with a projected ± 75 to ± 300 persons.

¹ This ratio of parks and open space per 1,000 residents differs from that presented in the City's adopted Parks and Open Space Plan for two reasons: (1) the Plan used a higher pre-census population estimate, and (2) the Plan did not count the Stevens Creek Trail as regional open space.

POTENTIAL PROJECT IMPACTS

City of Mountain View Parks and Open Space Plan 2001

The City's "Parks and Open Space Plan 2001" represents a comprehensive review of open space needs for the City. It is a long-term vision and guide and it is a tool to implement the goals and policies of the General Plan. The Plan prioritizes recommendations for the acquisition, improvement and preservation of parks and open space, but it is intentionally flexible so that actions may be implemented as opportunities arise.

The Plan provides an in-depth analysis of the parks and open space needs of the City's ten "planning areas" (Attachment 2 for planning areas map). The planning areas are based on existing census tract boundaries and are used in the Plan to help assess parks and open space needs. The Plan summarizes and ranks the parks and open space needs of each planning area according to: (1) the character of the area, (2) the residential density of the area, (3) the proportion of multi-family units in the area, (4) safe walking distance to parks and open space, and (5) the existing amount of open space. Also, the City has adopted a standard goal of providing at least 3 acres of parks or open space per every 1,000 residents. This standard is based on the provisions of the City's "Park Land Dedication" ordinance (discussed in the next section). The overall citywide allotment of parks and open space is 3.73 acres per 1,000 residents. When regional open space is factored in, the allotment increases to 14.59 acres per resident. However, neighborhoods require parks and open space that, ideally, people can walk to and use as a neighborhood amenity (persons will most likely walk up to one-half mile to use a park, go shopping, etc.). In this regard, some planning areas are deficient in parks and open space.

The project's site is located in the "Thompson" planning area, which is the smallest in size of the ten areas and has the second lowest population. The Plan anticipated about 50 additional future housing units in this planning area. However, the proposed project may add a potential range of 200, 400, 600 or 800 housing units. According to the Plan, the Thompson planning area is predominantly single-family residential (71% of the land area) and has almost 6% of the land area devoted to multi-family residential uses, with an average of 17 persons per acre. Also, the majority of the planning area is within a safe walking distance to parks or open space and the area has 3.07 acres of parks and open space per 1,000 persons compared to the City standard of 3 acres per 1,000 persons. Therefore, the Thompson planning area has an overall needs score of "19". This score ranks as the third lowest need area out of the ten planning areas, meaning that there are two planning areas with less parks and open space needs than Thompson and six areas with a greater need for parks and open space. However, as discussed at the bottom of the first page, there would be a potential increase of about ± 450 to $\pm 1,800$ residents for the general Thompson planning area (± 375 to $\pm 1,500$ persons within Mountain View city boundaries and ± 75 to ± 300 persons within Palo Alto city boundaries).

The Plan does not make any recommendation for the Thompson planning area other than a general citywide goal to preserve all school district-owned open space at public middle and elementary schools. Towards that end, in 2000 the City Council approved shared maintenance

agreements for Slater and Huff schools, and a shared redevelopment agreement for Springer school (none of which are within the Thompson planning area). The Monta Loma Elementary School already had a maintenance agreement in place.

Park Land Dedication Ordinance

The City has a “Park Land Dedication” ordinance that requires all new residential projects to dedicate parkland if a park site has been designated on the site in the General Plan, in a precise plan, or in the Parks and Open Space Plan. A fee in lieu of land dedication is required when the development occurs on land where: (1) no park is shown in the General Plan, precise plan or Parks and Open Space Plan, (2) no park is proposed, (3) dedication is impossible, impractical or undesirable, or (4) the proposed development contains 50 parcels or less. This money is then used for the purchase, development, or rehabilitation of existing facilities that serve the neighborhood where the development is located. Between 1995 and 2003, the City has collected a total of ±\$10,098,000 of in-lieu fees.

The Park Land Dedication ordinance applies the City standard of 3 acres per 1,000 residents to the parkland dedication calculation based on the number of dwelling units and the average number of persons per dwelling unit dependent on the type of density. To provide a very rough estimate of the required dedication per section 41.6 of the ordinance (Ordinance No. 4.97), and assuming the HP/Mayfield Mall site would have “medium-low” to “high” density housing types (a range of 7 to +26 units per acre), land dedication of .0060 to .0069 acres per unit will be required. With a projection of 166 to 666 units located within the Mountain View city boundaries (calculated at the bottom of page 1), the Council may require between 1.2 to 4.0 acres of parkland. If the City of Palo Alto has a similar requirement, then that City Council may require between 0.3 to 0.8 acres of parkland, for a potential total on-site requirement of between 1.5 to 4.8 acres.

The Mountain View Council may also approve the dedication of less public parkland with the payment of the in-lieu fee for the remaining required parkland that is not provided on site (for example, if the project requires 4.0 acres total the developer could provide 2.5 acres of park on site plus an in-lieu fee for 1.5 acres). This fee calculation is based on required acreage per dwelling unit, the number of dwelling units in the project, and the market value of the required parkland area.

The applicant may also request a credit against the in-lieu fee, if private open space devoted to active recreational use is provided. Specifically, section 41.11 of the ordinance states that “A maximum credit of 50% of the value of the land devoted to private open space that is eligible for credit may be given against the requirement of land dedication or in-lieu fees.... Such private open space shall be devoted to active recreational uses and shall be wholly or partially owned and maintained by the future residents of the development...” (through a homeowners’ association, for example). The private open space must contain at least four of the following elements: (1) turfed play field, (2) children’s play apparatus, (3) landscaped park-like quiet area, (4) family picnic area, (5) game court area, (6) swimming pool, or (7) recreation center building and grounds.

ATTACHMENT 1

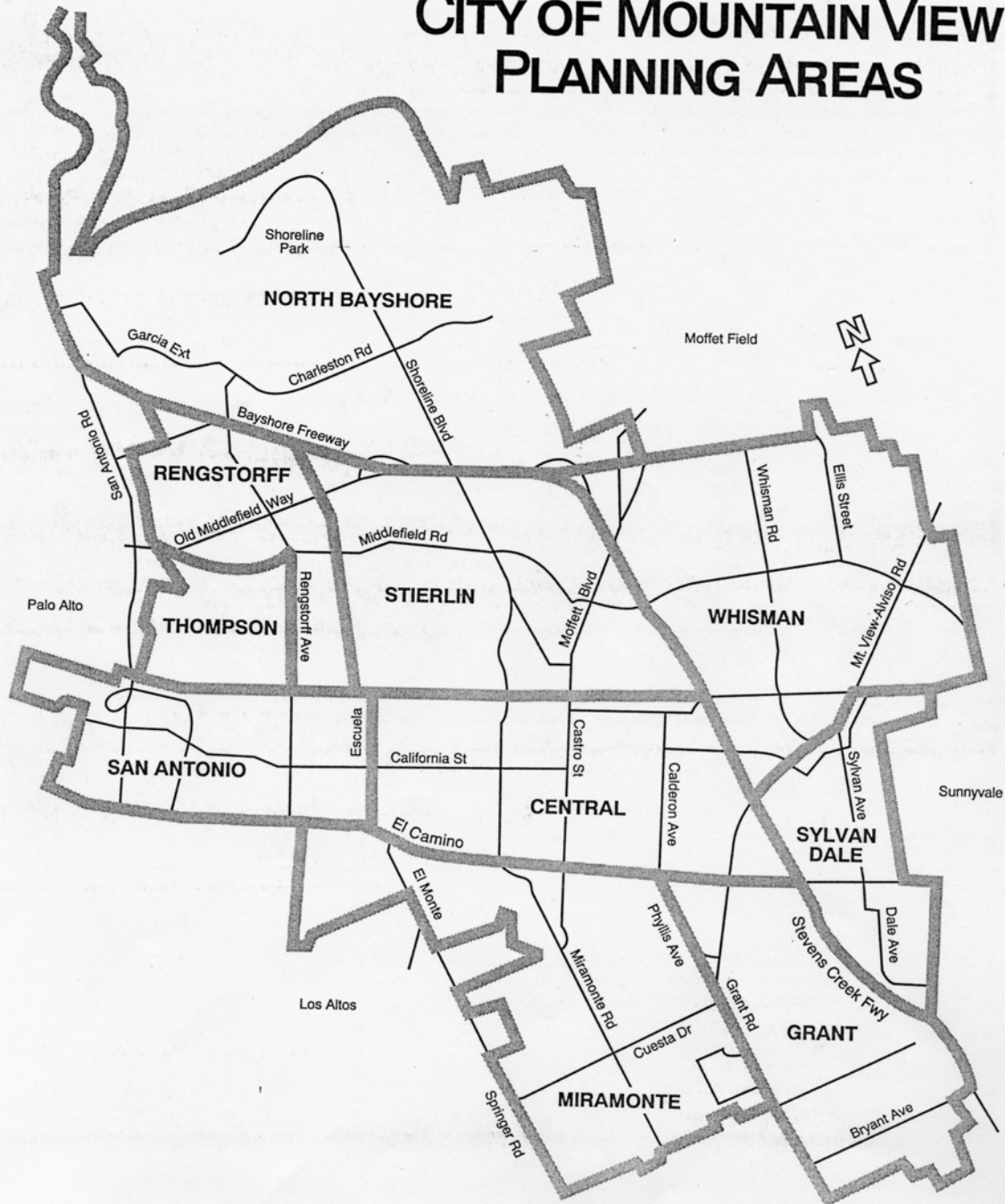
SUMMARY OF EXISTING CITY PARKS & OPEN SPACES			
Name	Size* (acres)	Park Category*	Distance from Project Site**
<i>City local parks</i>			
Charleston Park Charleston Rd., west of North Shoreline Blvd.	7.00	neighborhood	3.61 miles
Chetwood Park Whisman Station Dr. @ Chetwood Dr.	0.90	mini	3.07 miles
Creekside Park Easy St. @ Gladys Ave.	0.80	mini	3.41 miles
Cuesta Park Cuesta Dr. , west of Grant Rd.	41.80	community	3.77 miles
Dana Park Dana St. @ Oak St.	0.25	mini	2.34 miles
Devonshire park site	0.50 (undeveloped)	mini	
Eagle Park Shoreline Blvd. @ Church St.	7.50	community	2.33 miles
Fairmont Park Bush St. @ Fairmont Ave.	0.34	mini	2.82 miles
Gemello Park Marich Way @ Solana Ct.	0.50	mini	1.72 miles
Jackson Park Stierlin Rd. @ Jackson St.	0.84	mini	2.12 miles
Klein Park California St. @ Ortega Ave.	1.25	mini	1.22 miles
Magnolia Park Whisman Park Dr. @ Magnolia Ln.	1.10	mini	3.19 miles
McKelvey Park Miramonte Ave. @ Park Dr.	5.01	neighborhood	2.60 miles
Mercy/Bush Mercy St., east of Bush St.	0.65	mini	2.54 miles
Pioneer Park Church St., west of Castro St.	3.50	community	2.47 miles
Rengstorff Park Central Ex. @ Rengstorff Ave.	27.30	community	0.71 miles
Rex-Manor Park Farley St., north of Central Expressway	1.00 (owned by the City/County of San Francisco)	mini	1.12 miles
San Veron Park San Vernon Ave. @ Middlefield Rd.	2.08	mini	2.60 miles
Sierra Vista park site	0.80 (undeveloped)	mini	

SUMMARY OF EXISTING CITY PARKS & OPEN SPACES			
Name	Size* (acres)	Park Category*	Distance from Project Site**
Sylvan Park Sylvan Ave. @ Glenborough Dr.	9.00	neighborhood	3.98 miles
Thaddeus Park Middlefield Rd. @ Independence Ave.	0.68	mini	0.70 miles
Varsity Park Duke Way @ Jefferson Dr.	0.45	mini	3.71 miles
Shoreline Dog Park North end of Shoreline Boulevard	1.00	community	3.90 miles
SUBTOTAL	107.41		
<i>City regional parks</i>			
Shoreline North end of Shoreline Blvd.	753.00	regional	3.90 miles
Stevens Creek Trail Parallels Route 85	15.00 (estimate)	regional	2.44 miles
SUBTOTAL	768.00		
<i>School site open space</i>			
Whisman School Easy St., north of East Middlefield Rd.	12.00	school	2.73 miles
Kenneth N. Slater Elementary 325 Gladys Avenue	7.50	school	3.28 miles
Crittenden Middle 1701 Rock Street	15.00	school	1.43 miles
Theuerkauf Elementary 1625 San Luis Avenue (park at San Luis Ave. @ San Pierre Ave.)	12.02	school	1.75 miles
Monta Loma Elementary 460 Thompson Avenue	7.00	school	0.49 miles
Mariano Castro Elementary 505 Escuela Avenue	5.50	school	1.47 miles
Edith Landels Elementary 115 West Dana Street	10.00	school	2.71 miles
Benjamin Bubb Elementary 525 Hans Avenue (park at Barbara Ave. @ Montalto Dr.)	9.00	school	3.10 miles
Isaac Newton Graham Middle 1175 Castro Street	16.00	school	2.98 miles
Springer Elementary Rose Ave., east of Springer Rd.	8.70	school	3.11 miles

SUMMARY OF EXISTING CITY PARKS & OPEN SPACES			
Name	Size* (acres)	Park Category*	Distance from Project Site**
Cooper Eunice Ave., east of Grant Rd.	11.00	school	4.09 miles
Frank L. Huff Elementary 253 Martens Avenue	8.67	school	3.67 miles
Mountain View High School 3535 Truman Avenue (park at Bryant Ave. @ 85 Freeway)	34.10	school	6.32 miles
SUBTOTAL	156.47		
TOTALS	1,031.88		
<p>* Per the City of Mountain View Parks and Open Space Plan 2001</p> <p>** www.mapquest.com</p> <p>Notes: Mini park = up to 3 acres Neighborhood park = 3-15 acres Community park = 15-50 acres Regional park = over 50 acres</p> <p>Source: City of Mountain View web site, www.ci.mtnview.ca.us City of Mountain View Parks and Open Space Plan 2001</p>			

ATTACHMENT 2

CITY OF MOUNTAIN VIEW PLANNING AREAS



July 1995